

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED** AGENDA



Thursday, November 17, 2022

DEVELOPMENT REVIEW BOARD

Solange Whitehead, Council Member/Chair
Christian Serena, Planning Commissioner
Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member

Doug Craig, Vice Chair
Ali Fakh, Development Member
Jeff Brand, Design Member

One or more members of the Development Review Board may be attending the meeting by telephone, video, or internet conferencing, pursuant to A.R.S. §38-431(4).

The City Hall Kiva (Kiva) is open to the public during Development Review Board meetings. Seating in the Kiva will be available on a first come, first served basis. Development Review Board meetings are also televised on Cox Cable Channel 11 and streamed online at ScottsdaleAZ.gov (search "live stream") to allow the public to listen/view the meeting in progress.

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 1:01pm

Roll Call – All members present

Public Comment – Non-Agendized Items

Citizens may address the members of the Development Review Board during Public Comment. Public Comment time is reserved at the beginning of the meeting for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction and is limited to a total of 15 minutes. Arizona State law prohibits the Development Review Board from discussing or taking any action on these non-agendized items. Speakers may submit a blue "Request to Speak" card in person prior to the beginning of the meeting. Public testimony is limited to three (3) minutes per speaker.

Written comment is also being accepted for non-agendized items and may be submitted in-person at the hearing or electronically [at the Development Review Board website](http://the Development Review Board website). Written comments submitted electronically will be emailed to the Development Review Board Members.

No spoken or written public comment received at hearing regarding non-agendized items.

Administrative Report – Brad Carr, AICP, LEED-AP

1. Identify supplemental information, if any, related to the November 17, 2022 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the November 3, 2022 Development Review Board [Regular Meeting Minutes](#).
Motion by Vice Chair Craig to approve, 2nd by Board Member Joyner. Motion passed 7-0.



Persons with a disability may request a reasonable accommodation by contacting staff at 480-312-7767. Requests should be made 24 hours in advance, or as early as possible to allow time to arrange accommodation. For TTY users, the Arizona Relay Service (1-800-367-8939) may contact staff.

ACTION ITEMS

How the Action Agenda Works: The Development Review Board may take one vote to act on all items on the Continuance Agenda and/or Consent Agenda or may remove individual items for further discussion as appropriate. The Development Review Board takes separate action on each item on the Regular Agenda.

Persons interested in speaking on any agenda item may **submit a blue “Request to Speak” card in person prior to the beginning of public testimony.** Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). Persons interested in submitting a written comment on any item may **submit a yellow “Written Comments” card in person prior to the beginning of public testimony or may submit electronically [at the Development Review Board website](#) no later than 90 minutes prior to the meeting.**

CONSENT AGENDA

3. [23-DR-2022 \(Courtyard Shops Repaint\)](#)
Request for approval of project plans for an exterior repaint to an existing two-story shopping center located on a +/- 3.1-acre site located at 9160 E Shea Boulevard, with Central Business (C-2) zoning.
Staff Contact is Wayland Barton, 480-312-2817
Applicant Contact is Andrew Chi, 602-299-6148
Motion by Board Member Joyner to approve 23-DR-2022, 2nd by Commissioner Serena. Motion passed 7-0.

4. [11-DR-2022 \(4439 Saddlebag Restaurant/Bar\)](#)
Request for approval of project plans for a new two-story, 5,600 square foot restaurant/bar on a +/- 4,000 square foot site located at 4439 N. Saddlebag Trail, with Central Business District, Parking District, Downtown Overlay (C-2/P-3 DO) and Parking District, Downtown Overlay (P-2 DO) zoning.
Staff Contact is Greg Bloemberg, 480-312-4306
Applicant Contact is Artie A. Vigil III, 602-326-3387
Motion by Board Member Brand to approve 11-DR-2022, 2nd by Board Member Joyner. Motion passed 7-0.

5. [7-PP-2022 \(Stagecoach and Windmill \(aka Signature at Stagecoach Pass\)\)](#)
Request for approval of a Preliminary Plat and associated improvements for a 15-lot residential subdivision, with Amended Development Standards, on a +/- 40-acre site located at the southwest corner of E. Stagecoach Pass Road and N. Windmill Road, with Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL and R1-70/ESL) zoning.
Staff Contact is Casey Steinke, 480-312-2611
Applicant Contact is Zach Hill, 480-207-2669
Motion by Board Member Brand to approve 7-PP-2022 with the revised stipulations and graphic presented at the hearing, 2nd by Vice Chair Craig. Motion passed 7-0.

REGULAR AGENDA

6. [51-DR-2021 \(Ashler Hills Park\)](#)

Request for approval of project plans for a new park and public art location on a +/- 15-acre site located at the northwest corner of E. Ashler Hills Drive and N. 74th Way, with Multiple-family Residential, Environmentally Sensitive Lands (R-5 ESL) zoning.

Staff Contact is Katie Posler, 480-312-2703

Applicant Contact is Brad Walldorf, 480-312-7790

Motion by Commissioner Serena to approve 51-DR-2021 with an additional stipulation, 2nd by Board Member Brand. Motion passed 6-1, with Board Member Fakhri dissenting.

Adjournment – 2:28pm